

Southwest Project Area Profile

Approximately 1,050 acres **LAND AREA:**

BOUNDARY: The boundaries of the Project Area comprise a large territory generally

> located along Interstate 5 (I-5), Broadway Avenue, south Third Avenue, and the Main Street corridors. The boundaries follow a very selective path and

therefore are very irregular.

Includes: Industrial **LAND USE:**

Commercial Residential

Public and Quasi-Public Uses

GENERAL

The Project Area consists primarily of light industrial and retail commercial **CHARACTERISTICS** uses. Several residential enclaves are dispersed throughout the Project

Area including the Broderick's Otay Acres area south of Main Street and east of Mace Street, the Woodlawn Park area on the north side of Main Street and west of Melrose Avenue, the Jacqua Street area, the West

Fairfield area, and the Walnut Street area.

11/13/90 (Ordinance #2420) **DATE ADOPTED:**

DATE OF AMENDMENTS: 1st Amendment 8/1991

TERM LIMIT: November 27, 2031 (Original)

July 9, 2031 (Amended)

TAX INCREMENT LIMIT: \$150 million, to be adjusted annually based on the Consumer Price Index

since 1990.

REVENUE TERM: November 27, 2041 (Original)

July 9, 2042 (Amended)

BONDED INDEBTEDNESS: \$150 million, to be adjusted annually based on the Consumer Price Index

since 1990. The adjusted limit for 1999 is \$186.1* million

CURRENT GROSS TAX

INCREMENT: \$ 2,512,136

SOURCE: County of San Diego Office of the Auditor and Controller "Estimated Tax incremental Revenue Fiscal Year 2005